Tinsley Garner
independent property expertise

6, Elm Crescent, Hixon, Stafford, ST18 0FD

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Asking Price £385,000

A smart and stylish detached family home in a popular cul-de-sac location at the heart of Hixon village. This is a lovely house which has been extensively updated in recent years to create a comfortable, well appointed property which caters for every requirement of modern family life. Good size accommodation with two reception rooms, contemporary dine-in kitchen, four bedrooms, en-suite and family bathroom, both of which have recently been upgraded. Step outside and you will discover a large corner plot with walled rear garden, lots of sky and not directly overlooked from the rear. The position of the property offers scope to extend to both the rear and side, subject to planning. Hixon is a lovely village, set amidst picturesque countryside with a range of amenities catering for day to day needs, including a primary school, village pub, post office and convenience store. There are excellent communication links to Stafford, Rugeley, Stone and Uttoxeter, all of which are within 15 minutes drive. immaculate throughout and offered for sale with no upward chain.

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Porch

Entrance Hall
A welcoming reception area with upvc double glazed front door and wood effect flooring which extends through to the lounge and kitchen. Turned staircase to the first floor landing and internal door to the garage. Radiator.

Cloaks & WC
White suite comprising; WC & hand basin. Radiator.

Lounge
A well proportioned sitting room which enjoys a bay window to the rear of the house with French doors opening to the patio and garden, period style fireplace with marble inset and hearth and living flame fire. Wood effect floor. Radiator.

Dining Room
Reception room with two windows to the front of the house. Radiator.

Breakfast Kitchen
A smart & stylish upgraded kitchen which features an extensive range of wall & base cabinets with white high-gloss handle-less doors and contrasting grey granite work surfaces with under set sink unit and mixer tap. Matching island with storage and breakfast bar seating three. Fitted appliances comprise; gas 5 burner hob with extractor over, twin eye level electric ovens, fully integrated dish washer, refrigerator and freezer. Window and door to the rear of the house, wood effect floor. Radiator.

Landing
Turned staircase leading to an exceptionally spacious landing which features a window to the side of the house, linen cupboard and access hatch to loft space.

Main Bedroom
A large main bedroom with three distinctive arched windows to the front of the house and built-in wardrobe with sliding mirror doors. Radiator.

En-Suite Shower Room
Stylish upgraded en-suite featuring a walk-in shower enclosure with glass screen and thermostatic rain shower, vanity basin & WC. Ceramic wall tiling and tiled floor. Window to the front of the house. Radiator.

Bedroom 2
Window to the rear of the house, built-in wardrobe with sliding mirror doors. Radiator.

Bedroom 3
With window to the rear of the house.. Built-in wardrobe with sliding mirror doors. Radiator.

Bedroom 4
With window to the rear of the house.. Built-in wardrobe with sliding mirror doors. Radiator.

Family Bathroom
Featuring a stylish upgraded suite comprising; P-shape bath with glass screen and thermostatic rain shower over, vanity unit with wash bowl and enclosed cistern WC. Ceramic wall tiling to the bath and shower area, tiled floor and heated towel radiators. Window to the side of the house.

Outside
The house occupies arguably one of the biggest plots on the development, enjoying a large corner garden which offers plenty of scope to extend the property both to the rear and or the side subject to planning. Large wrap-around lawn garden to the front and side together with an enclosed walled garden to the rear with paved patio and planted borders. The gardens are not overlooked from the rear.

Garage
Integral single garage with up and over, light and power. Updated electrical consumer unit and wall mounted gas fired combi boiler. Utility area kitted out with wall & base cabinets, work surface and plumbing for washing machine.

General Information
Services; Mains gas, electricity, water & drainage. Gas central heating.

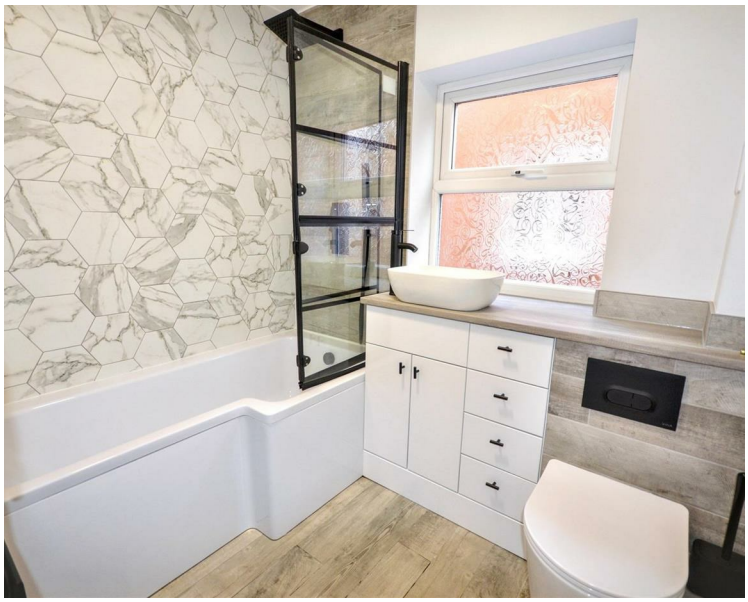
Tenure; Freehold

Council Tax Band E - Stafford Borough Council

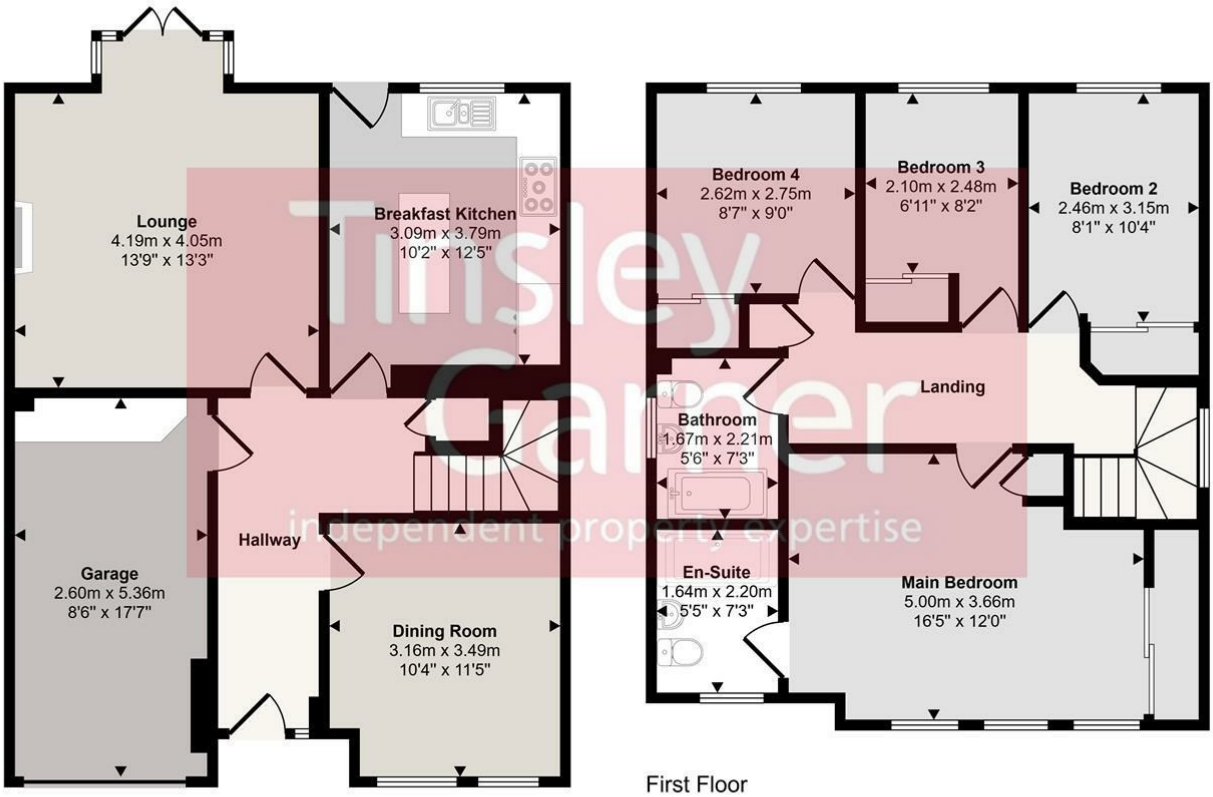
Viewing by appointment

For sale by private treaty, subject to contract.
Vacant possession on completion

NB; Some of the images showing furnishings are AI generated and are for illustration purposes only.



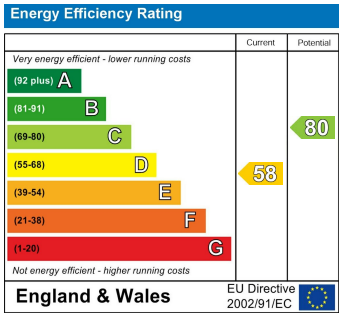
Approx Gross Internal Area
134 sq m / 1444 sq ft

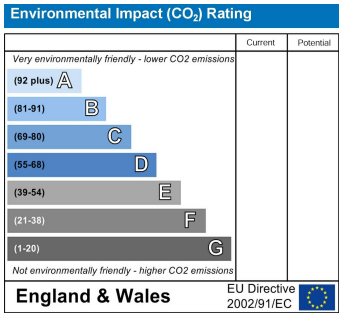


Ground Floor
Approx 70 sq m / 758 sq ft

First Floor
Approx 64 sq m / 686 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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